

**Heber City Corporation
City Council Meeting
November 7, 2013**

4:30 p.m.

WORK MEETING

The Council of Heber City, Wasatch County, Utah, met in **Work Meeting** on November 7, 2013, in the City Council Chambers at 75 North Main Street, Heber City, Utah.

Present:

Mayor
Council Members

David R. Phillips
Robert Patterson
Alan McDonald
Benny Mergist
Jeffery Bradshaw
Erik Rowland

Also Present:

City Manager
City Recorder
City Engineer
Planning Director
Chief of Police

Mark K. Anderson
Michelle Kellogg
Bart Mumford
Anthony Kohler
David Booth

Others Present: Randy Birch, Mike Johnston, Nathan Haack, and Mark Smedley.

Mayor Phillips opened the meeting and congratulated Mayor Elect McDonald and Council Members Elect Potter and Franco for winning the election held November 5th.

PowerPoint Presentation in Preparation for the Public Hearing Regarding Community Impact Board (CIB) Application:

Anderson stated a PowerPoint presentation would be reviewed tonight in anticipation of showing it at the public hearing scheduled for November 21st. He turned the time over to Chief Booth to present the slides. The presentation focused on the deficiencies of the past and current police buildings and the proposal to construct a new public safety facility. Council Member McDonald recommended talking in more detail about the asbestos in the presentation. Franco suggested that staff wear facemasks as a temporary fix to the ventilation problems in the evidence room. Chief Booth thought that was a good idea, but acknowledged that the ventilation circulated throughout the whole building, although it was the most potent in the evidence room. Mayor Phillips stated the Police Department had a specific purpose and needed a building to meet those needs. Chief Booth stated he wanted a room designed that could serve as a community room, a training room, and an EOC. Council Member Rowland suggested not talking about the lack of historical value of the Central School because it could embolden some, and they could start an effort to stall the project. He also liked Chief Booth's comparison of restoring the school to the Provo Tabernacle that was currently being remodeled to serve as a temple. Chief Booth discussed a common concern that the City Police Department should combine facilities with the County. In speaking with Sheriff Bonner, the County already had a master plan for that real estate and it would cost the City more money if

that option was even approved. It was suggested to add a bullet point showing the increase from a 9% City tax to a 13.5% City tax if a tax increase were approved.

Council Member Rowland stated it was impressed on him during the presentation that the City was putting City staff's lives in danger and now the City had crossed the line. It was commendable that the City got use out of that building, but it had now gone too far. It's not a discussion on should the City build a new facility, but how can the City build a new facility. Council Member McDonald asked that the tax increase be voided when the building was paid off.

Franco suggested recording a video of this PowerPoint on YouTube. Mike Johnston suggested holding a couple of public hearings. The Council decided to hold the first public hearing on November 21st. Council Member Rowland asked that Chief Booth be recorded doing his presentation to put on YouTube. It was decided that Chief Booth would get together with Franco regarding the video. Council Member McDonald wanted Chief Booth to expound on how the new building would make the Police Department more efficient.

Ryan Starks, Discuss Development of Airport Industrial Property: Starks wanted to add to the public safety building issue that as the number of residences increased in the City, the tax increase per household would decrease. The new building would also beautify Main Street, and would go well with the new Zions Bank and McDonald's restaurant.

Starks discussed the industrial park property by the airport. He showed a PowerPoint presentation and stated the City's population grew 55% from the years 2000-2010. Currently, 73% of the population was leaving the County to go to work. Heber Valley needed sustainable jobs. There was especially a need for light manufacturing, such as Redmond Salt and Mrs. Calls Candy, which were located in the City. He felt the industrial park property by the airport would be ideal to build facilities to house these types of industries, and it would strengthen the City's tax base. He suggested that the City install infrastructure to promote the marketability of businesses. Another option was for the City to partner with a developer to have the land developed. Many cities had a plan that provided for the cities owning the land, and businesses building on that city land. After 50-60 years, the ownership of the buildings reverted to the City. Starks discussed Ogden City as an example of this concept. He felt this was an opportunity to attract businesses to the valley. Starks presented some steps needed if the Council was favorable to this idea.

Anderson indicated that the City had approximately \$500,000 in the Industrial Park Fund from the sale of the industrial park land located at 910 South, that could be used towards this project. Anderson and Mayor Phillips knew of several examples of this sort of project. Starks concluded that this project could be built in phases.

Discuss Haack Subdivision, a Small Subdivision, Located at approximately 850 East Center Street: Anderson stated this subdivision was unique from others and so he wanted to discuss the situation with the Council. Kohler explained this was an illegal subdivision because it had never been recorded. There were two lots on this property. One of the lots was now requesting to be a subdivision. The City recorded a notice on the other lot indicating it was an illegal lot. Kohler stated the Planning Commission recommended subdivision approval. The Council agreed to move this item to the next regular meeting agenda.

With no further business, the meeting was adjourned.

Michelle Kellogg, City Recorder

APPROVED 11-21-2013